



City of Manitowoc

900 Quay Street
Manitowoc, WI 54220
www.manitowoc.org

Meeting Minutes

Plan Commission

Wednesday, November 19, 2025

6:00 PM Council Chambers. Meeting also available via Zoom.

I. CALL TO ORDER

Chairman J. Nickels called the meeting of the City Plan Commission to order at 6:00PM.

II. ROLL CALL

Present: 6 - Mayor Nickels, Curtis Hall, Dan Koski, Dave Diedrich, Dennis Steinbrenner and Bill Schlei

Absent: 2 - Greg Jagemann and Daniel Hornung

Staff Present: Paul Braun, Jen Bartz, Anne Marie Skinner

Others Present: Brian Lodel, Brad Rymer

III. APPROVAL OF MINUTES

[25-0824](#) Approval of Minutes of the October 22, 2025 Plan Commission meeting.

Moved by Diedrich, seconded by Steinbrenner, that the Minutes of the October 22, 2025 meeting be approved. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Hall, Member Koski, Member Diedrich, Member Steinbrenner and Alderperson Schlei

V. OLD BUSINESS

[25-0755](#) PC 3-2024: Chapter 15 Zoning Code Rewrite Update

P. Braun referred to a League of Wisconsin Municipalities summary of Housing Bill packages that he emailed to the Commission a week ago. P. Braun noted that there is an Assembly Bill that was introduced regulating Accessory Dwelling Units. In general, the bill would allow each single-family residence in Wisconsin to have a permitted by-right use of an accessory dwelling unit; in other words local municipalities may not ban ADU's. P. Braun stated that the bill, if adopted, would need to be reflected in the new zoning code rewrite. Discussion ensued regarding the ADU and other housing bills. Action was not required from the Commission; the summary was for informational purposes only.

This Report was discussed

VI. NEW BUSINESS

[25-0825](#)

PC 28-2025: The Lodel Group; Review of a Subdivision Concept Plan located off of Deerbrook Lane and Kellner Street

P. Braun stated that the location is at the north end of Kellner Street and Deerbrook Lane. He stated that Mr. Lodel is in negotiations to purchase approximately 29 acres of vacant property with the plan to develop a residential subdivision. He added that approximately 23 acres are in the City and 6 acres are in the town and would need to be annexed. He reviewed the associated zoning for the area and future street patterns. He stated that if the Plan Commission is in support of the plan, they would also be supportive of the following future actions:

1. Street vacation of Homestead Road.
2. Partial street vacation and realignment of Deerbrook Lane.
3. Amendment of the Official Map.
4. Support of the annexation petition.

D. Diedrich asked if the B-1 zoning would remain unchanged. P. Braun stated B-1 allows single, two and multi-family, but it could be changed to better align with the zoning on the nearby properties. P. Braun suggested that the City can change the zoning to a single and two family district as part of the zoning code rewrite.

Conversation ensued about the official map road pattern, street vacations and annexation.

There were no additional questions from the Commission.

The developer asked for confirmation if approval would allow them to proceed with street and utility design.

P. Braun read the recommendation to Approve the concept plan and instruct staff to work with TLG Homes on initiating the Street Vacation, Official Map Amendment and Annexation Petition.

Moved by Diedrich, seconded by Steinbrenner, that the Subdivision Concept Plan be approved and referred to Council. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Hall, Member Koski, Member Diedrich, Member Steinbrenner and Alderperson Schlei

[25-0826](#)

PC 29-2025: Review of In-Rem properties in the City of Manitowoc

P. Braun referred to the revised report distributed to members. He stated that staff has interest in a lot that would be utilized for a pilot project with the

Manitowoc Public School District to acquire vacant lots and then have Lincoln High School Industrial Arts students - working in tandem with local home builders - construct an affordable home.

The vacant lot is located in the 1100 block of Philippen Street and used to have a residence on it until it was razed.

P. Braun read the recommendation to instruct staff to work with the Manitowoc County Treasurer to acquire the property and partner with the Manitowoc Public School District on a residential redevelopment project.

Moved by Diedrich, seconded by Steinbrenner, that this Action Item be approved and referred to council. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Hall, Member Koski, Member Diedrich, Member Steinbrenner and Alderperson Schlei

[25-0839](#)

PC 1-2025: Fresh Cut Lawn & Landscaping LLC, Quit Claim Deed to City for South Parkview Road Street Purposes; recommending approval of Quit Claim Deed for South Parkview Road street purposes

Moved by Diedrich, seconded by Schlei, that the Quit Claim Deed be approved for consent agenda. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Hall, Member Koski, Member Diedrich, Member Steinbrenner and Alderperson Schlei

VII. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM): None

C. Summary of Site Plans: None

VIII. ADJOURNMENT

Moved by Diedrich, seconded by Steinbrenner, that the meeting be adjourned at 6:20PM. The motion carried by the following vote:

Aye: 6 - Mayor Nickels, Member Hall, Member Koski, Member Diedrich, Member Steinbrenner and Alderperson Schlei